



City of Puyallup  
Development Services  
333 S. Meridian  
Puyallup, WA 98371  
Tel. (253) 864-4165 Fax. (253) 840-6670

## **SEPA ENVIRONMENTAL CHECKLIST (2015 UPDATED VERSION)**

### **Purpose of Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency whether an EIS is required.

### **Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**If you are not already submitting an 8-1/2" x 11" reduction of your project site plan to the city as part of a companion case submittal, please submit a copy as a part of this SEPA application.**

**Please submit eight (8) copies of the completed SEPA checklist application packet.**

**A. BACKGROUND**

1. Name of proposed project:

Larson River Road Storage

2. Name of Applicant:

Larson Automotive Group

3. Mailing address, phone number of applicant and contact person:

Mr. Josh Larson  
Larson Automotive Group  
1409 Alexander Ave E  
Fife, WA 98424-1109  
253.778.7027

4. Date checklist prepared:

September 25, 2023

5. Agency requesting checklist:

City of Puyallup

6. Proposed timing or schedule (including phasing, if applicable):

The project will be constructed in one phase. Construction will begin upon issuance of the site development permit which is anticipated in 2025.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Future additions or expansions are not proposed at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

SEPA Checklist dated September 2023  
Geotechnical Report prepared by South Sound Geotechnical Engineering dated May 5, 2016.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any governmental approvals or permits that will be needed for your proposal, if known.

SEPA Checklist, Site Development Permit and NPDES permit

11. Give brief, complete description of your proposal, including uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information or project description).

This project proposes to remove existing site features and provide new surface storage facility for auto storage and sales. The proposed improvements include demolition of existing residential houses and driveways. The commercial buildings will all be kept. Storm Conveyance, grading, paving and striping construction will build a large parking for vehicle storage area.

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, if any, and section, township, and range, if known. If the proposal would occur over a range of area, provide the range of boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

This project is located on the southwest corner of the River Road and 15th Avenue NW intersection. It is comprised of Tax Parcels 0420204047, 0420204059, 0420204267, 0420204063, 0420208027, 0420208030, 0420208039, 0420208040, 0420213006, 0420213038, and a portion of 420204282. The project is part of section 20, township 20N and Range 04E.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

- a. General description of the site  
(circle one): Flat rolling, hilly, steep, slopes, mountains, other \_\_\_\_\_
- b. What is the steepest slope on the site (approximate percent slope)? 5 percent
- c. What general types of soils are found on the site (for example: clay, sand, gravel, peat, muck)?  
If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

A geotechnical report dated May 5, 2016 by South Sound Geotechnical Engineering identifies the native site soils as fine sandy loam having have very low infiltration potential. Infiltration is not feasible at the site.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

- e. Describe the purpose, type and approximately quantities of any filling or grading proposed. Indicate source of fill.

It is anticipated that there will be approximately 2800 cubic yards cut and 2500 cubic yards fill onsite. The excess material of approximately 300 cubic yards will be removed from the site and disposed of at an approved location.

- f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

Erosion could occur as a result of construction activities. During construction, BMPs (Best Management Practices) will be followed in accordance with the requirements of the 2012 Department of Ecology Stormwater Management Manual for Western Washington to minimize erosion.

- g. About what percent of the site will be covered with impervious surface after project construction (for example: asphalt or buildings)?

The project proposes approximately 5 acres of impervious surfaces. Once the project is completed, the site will be approximately 71% impervious.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The proposal will follow the stormwater management design criteria outlined in the 2012 Department of Ecology Stormwater Management Manual for Western Washington. Control methods during construction include working during the dry season, minimizing the amount of area that is disturbed at any given time, catch basin inlet protection, and utilizing silt fence at the perimeter of the site, if necessary.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions will occur from construction equipment. The use of the site is not changing as part of project improvements, so vehicular traffic remain the same following project completion.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Watering the ground as needed before and during clearing and grading activities will control dust particles. Vehicles that are not being used in construction activities will be shut off.

3. Water

- a. Surface Water:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream and river it flows into.

The Puyallup River is approximately 200 feet from the northeast corner of the project site.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, a portion of the site is within 200 feet of the Puyallup River Shoreline area. This portion of the site is adjacent to River Road, which creates a shoreline barrier from the site. The proposed project includes removing existing impervious surfaces from the area, landscape areas, frontage improvements, and minor parking improvements.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4. Will the proposal requires surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.

No

5. Does the proposal lie within a 100-year floodplain. If so, note location on the site plan.

According to FEMA flood map panel 530138 0329C the site is outside the 100 year floodplain.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals.....; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not Applicable



c. Water Runoff (including storm water):

1. Describe the source of runoff (including storm water) the method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this flow into other waters? If so, describe.

Stormwater runoff collected from onsite catch basins will be treated by a StormFilter manhole prior to discharging into the Puyallup River. Design of the stormwater system will follow the requirements of the 2012 Department of Ecology Stormwater Management Manual for Western Washington. The project will be permitted by the City of Puyallup.

2. Could waste materials enter ground or surface waters? If so, generally describe.

There is a potential for waste material to enter the ground or surface waters from within this development, however it is unlikely to occur. Pollutants from automobiles and trucks and roadways can enter ground and surface waters if not handled properly and if stormwater facilities are not properly maintained.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The proposal will follow the stormwater management design criteria outlined in the 2012 Department of Ecology Stormwater Management Manual for Western Washington to control surface runoff. It is anticipated that onsite stormwater will not impact the drainage pattern of adjacent sites.

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: (fir), cedar, pine, other
- shrubs
- pasture
- crop or grain
- orchards, vineyards or other permanent crops.
- wet solid plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Patches of grass will be cleared for the area of development.

c. List threatened or endangered species known to be on or near the site.

No threatened or endangered plant species are known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

The proposed site will be landscaped in accordance with City Code. This will result in an increase in vegetated area beyond the current condition.

- e. List all noxious weeds and invasive species known to be on or near the site.

Scotch broom is a noxious weed that is known to be present on and near the project site. There are no other known noxious weeds or or species on or near the project site.

**5. Animals**

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: (hawk) heron (eagle) (songbirds) (other) crows

Mammals: (deer) bear, elk, beaver, (other) rabbits, mice

Fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

- b. List any threatened or endangered species known to be on or near the site.

There is no indication of the presence of threatened and/or endangered species on or near the site.

- c. Is the site part of a migration route? If so, explain.

The site is within the Pacific Flyway for Migratory Birds.

- d. Proposed measures to preserve or enhance wildlife, if any.

The site is located in a developed area and is surrounded by commercial and residential properties. No special measures are proposed. Proposed landscaping improvements may provide habitat for wildlife.

- e. List any invasive animal species known to be on or near the site.

There are no invasive animal species in the area.

**6. Energy and Natural Resources**

- a. What kind of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for site illumination.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project should have no impact to the use of solar energy by adjacent properties.

- c. What kind of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Energy efficient LED lighting fixtures will be utilized.

7. **Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The project proposes the storage of vehicles that will be fueled offsite. Strict enforcement of regulatory safety operations will be enforced to minimize the risk of fire or explosion.

1. Describe any known or possible contamination at the site from present or past uses.

None known.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Construction vehicles will require fueling. Chemicals associated with with maintaining construction equipment may be stored on site during construction.

4. Describe special emergency services that might be required.

No special emergency services are required. Fire, police and ambulance services may be necessary if there is an accident or fire.

5. Proposed measures to reduce or control environmental health hazards, if any:

No special measures are proposed.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The predominant noise in the area is from traffic along River Road. The noise generated from this roadway is not anticipated to have an impact on the proposed development.

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Temporary short-term noise impacts typical of construction projects will occur due to the operation of equipment during construction. Construction will normally occur between the hours of 7 a.m. and 6 p.m.

Long-term noise will consist of vehicles occasionally entering and leaving the site. This source of noise is consistent with the current use of the site.

3. Proposed measures to reduce or control noise impacts, if any.

No special measures are proposed.

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently used for a variety of commercial businesses and 4 residential homes. The commercial uses include automotive sales, auto part store, automotive storage facility, and other commercial businesses. At this time the project intends to continue to use the site for automotive sales, auto parts store and automotive storage facility.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

not to our knowledge

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

no

c. Describe any structures on the site.

Existing residences, storage buildings, vehicle sales office, and autoparts store

d. Will any structures be demolished? If so, what?

the residences and storage buildings will be removed as noted on the demolition plans.

e. What is the current zoning classification of the site?

The site is zoned general commercial. The southwest 3 parcels are zoned Medium Density Multiple-Family Residential (RM-10) and are not included in this development.

f. What is the current comprehensive plan designation of the site?

No changes to the existing zoning are included in the current comprehensive plan.

g. If applicable, what is the current shoreline master program designation of the site?

Site redevelopes a portion of the shoreline for the Puyallup River. The proposal reduces impervious surface and adds landscaping to the area. It should also be noted that River Road is constructed within the shoreline area and forms a buffer from the site to the Puyallup River.



h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

no

i. Approximately how many people would reside or work in the completed project?

The historic employment rates for these parcels are anticipated to be maintained as part of this project. The existing autoparts store is intended to remain in service as part of this project.

j. Approximately how many people would the completed project displace?

The historic employment rates for these parcels are anticipated to be maintained as part of this project. This project will not displace workers.

k. Proposed measures to avoid or reduce displacement impacts, if any?

Begin construction as soon as possible to limit impact due to onsite construction.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

None

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

none

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

none

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

4 residences were demolished. No income level was associated with the units.

- c. Proposed measures to reduce or control housing impacts, if any.

No special measures are proposed.

**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principle exterior building material(s) proposed?

Note applicable

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any.

Onsite landscaping to include perimeter and interior parking lot landscaping.

**11. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The project proposes landscape buffers and light fixture shields. Lighting of the site will occur from dusk to dawn.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any?

Perimeter landscape buffers and appropriate shielded fixtures will be utilized.

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Ballfields and track fields at neighboring schools can be used by the public during non-school hours. Sam Peach Park is located approximately 1100 feet south of the site along 15th St NW.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

No special measures are proposed

**13. Historic and Cultural Preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

GIS data does not show any cultural or historic resources on or near the site. We used the “ Washington Information System for Architectural and Archeological Records Data ” website to look for the information.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If culturally significant objects are found during site preparation work, the Washington State Office of Archaeology and Historic Preservation will be notified.

**14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The project proposes to reduce the number of existing driveways to the site and simplify the vehicle traffic to and from the site as a result.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The nearest transit stop is at 66th Street and River Road, approximately one-third mile from the project site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project proposes to provide approximately 120 striped vehicle display and storage stalls onsite as well as a number of display areas that are unmarked. Note that a number of these stalls are a replacement of existing stalls already on the site that will be rearranged as part of the project.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not to our knowledge

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

This project is not anticipated to create new vehicular trips. The existing onsite uses being removed will result in a reduction in trips from the site.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

no

- h. Proposed measures to reduce or control transportation impacts, if any:

New driveway connections to provide clear delineation for vehicles entering and exiting site. Frontage improvements to River Road also proposed.

**15. Public Services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

There may be a need for police, fire or ambulance services in the event of an accident or fire.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

No special measures are proposed.

**16. Utilities**

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Project proposes extension of a water main for fire protection and will continue to use electrical services at the site for illumination. No other public utilities are proposed.

**C. SIGNATURE**

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits attached hereto are true and correct to the best of my knowledge and belief. I understand that the processing of this application may require additional supporting material upon request to City staff.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and its agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes, and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Property Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of Agent: Sam C. J. —

Date: 9/25/2023

I declare under penalty of perjury of the laws of the State of Washington that the foregoing is true and correct.

Dated: 9/25/2023 in Tacoma, Washington.

Sam C. J. —  
(Signature of Applicant)